

# Portland's Housing Bond

Date: February 6, 2020

To: Bond Oversight Committee (BOC) Members

From: Molly Rogers, Deputy Director, Portland Housing Bureau

CC: Shannon Callahan, Leslie Goodlow, Jill Chen, Mike Johnson, Jennifer Chang, Elizabeth Hilt, Tanya Wolfersperger; Portland Housing Bureau

Re: Draft Technical Assistance Plan for DMWESB-SDV Contractors

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## **Background - PHB Equity Contracting and Workforce Training Goals**

In September, 2019, PHB awarded funding to 9 projects under the Bond Opportunity Solicitation (BOS) with equity contracting goals of 30% DMWESB-SDV for construction contracts (hard costs) and 20% DMWESB-SDV for professional services (soft costs), and a workforce development goal of 20% apprenticeship for contracts of \$300,000 or more. The BOS required development teams to use a City funded 3<sup>rd</sup> party consultant to assist with implementation of equity hiring and workforce training plans. PHB also executed a Reservation of Funds for a project on a PHB-owned site with Home Forward for the development of 3000 SE Powell. These ten projects will be the initial focal point for proposed technical assistance resources administered by Prosper Portland under its newly launched Community Opportunities and Enhancements Program (COEP).

## **Community Opportunities and Enhancements Program**

The COEP is one of the City of Portland's strategies to increase diversity and equity in construction contracting. Overall, the goals of the COEP are to increase the number of people of color and women in the trades and to remove barriers for construction firms owned by people of color and women so that they can successfully participate in public contracting. The program is funded by a 1% set-aside of hard construction costs on all City-owned public improvement contracts. The \$300,000 PHB funds would be blended with the 1% of construction project costs offered in a single RFP. Through a series of grants, the COEP will fund workforce development and business technical assistance to accomplish its goals. In addition, COEP will leverage services through existing programs, including the Inclusive Business Resource Network and Worksystems Inc's youth and adult workforce development programs.

## **COEP Scope of Services to PHB**

Through the COEP, the ten PHB-funded project teams will be assigned a navigator who will assess the team's needs, create a plan of assistance, and connect them to the appropriate resources and services. The PHB teams will have access to the full array of support services under the COEP. PHB's investment may also support these teams to start planning for future pipeline of projects when capacity allows.

*While COEP-funded service providers will support construction firms and workforce diversity in the trades, the COEP program is not responsible for ensuring project Equity Contracting and Workforce Training goals are met.*

## Intergovernmental Agreement (IGA) Authorization Between City of Portland and Prosper Portland

On November 13, 2019 the Prosper Portland Board of Commissioners authorized an Intergovernmental Agreement (IGA) with the City of Portland (City) Office of Management (OMF), Office of Equity and Human Rights (OEHR) for the purpose of implementing the Community Opportunities and Enhancements Program (COEP) and including authorization for Prosper Portland to accept approximately \$300,000 from the Portland Housing Bureau (PHB) to support the business assistance and workforce assistance goals of COEP, whether through a modification or amendment to Prosper Portland's current IGA with PHB or otherwise as deemed appropriate. On January 29, 2020, City Council approved the IGA between OMF, OEHR and Prosper Portland for the 1% set-aside of hard construction costs.

PHB and Prosper Portland have an annual IGA. In FY 2020/21, staff will create a new scope of work to cover PHB's investment in COEP.

### Budget

The budget providing 3rd party technical assistance services to 10 PHB funded projects is \$300,000 over a 2-year period.

### Projects

PROJECT	ADDRESS	PROJECT TEAM
Large Division	11514 & 11518 SE Division	Central City Concern & Related NW Ankrom Moisan Walsh Construction
Mann House	1021 NE 33 <sup>rd</sup> Ave	Innovative Housing Inc. Emerick Architects Silco Construction
Cathedral Village	8614 N Crawford	Catholic Charities & Related NW MWA LMC Construction
The Joyce	322 SW 11 <sup>th</sup> Ave	CPAH Carlton Hart Architects Bremik Construction
Las Adelitas	6723 NE Killingsworth	Hacienda CDC Salazar Architects LMC
NE Prescott	5827 NE Prescott St	NAYA & CD Carlton Hart Architects LMC Construction
160 & Stark St	16015 SE Stark St	Human Solutions HOLST Architects Colas Construction
Susan Emmons	1727 NW Hoyt St	NHA Carlton Hart Architects Bremik Construction
The Westwind	323-327 NW 6 <sup>th</sup> Ave	Central City Concern Works Progress Arch Walsh Construction

3000 SE Powell*	3000 SE Powell Blvd	Home Forward Holst Architects Colas Construction
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\* Construction contract (hard cost) goal is 26%

**Timeline**

Dec 2019- February 2020	Program Development
March 2020	Commitment letter from PHB
March 2020	Request for Proposals issued – COEP services
April - May 2020	Service Provider contract execution, COEP implementation
May 2020	Ordinance to Council (FY 2020/21 IGA)
June 2020	IGA with Prosper Portland executed

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